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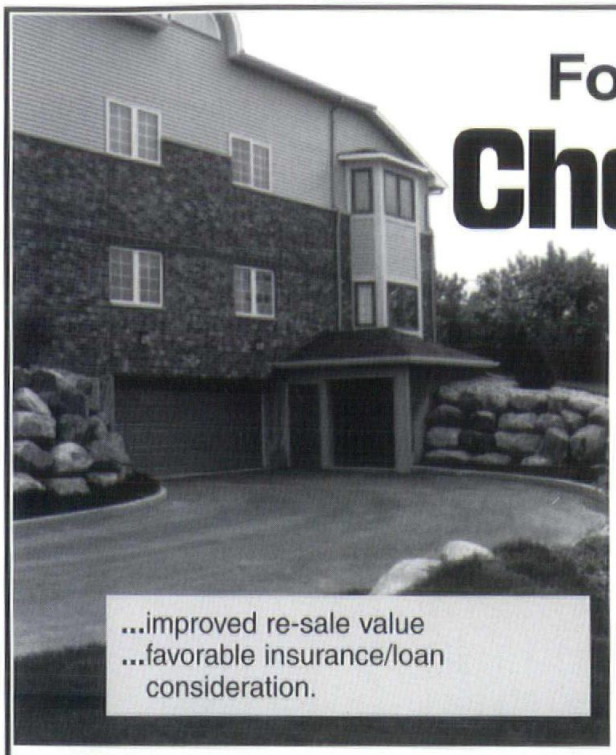

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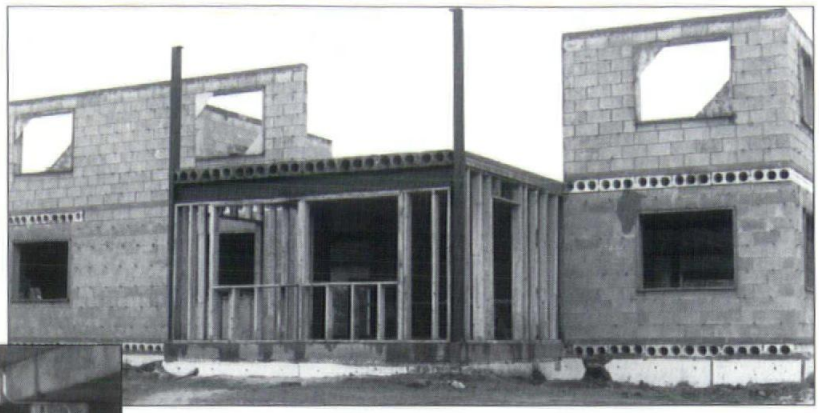

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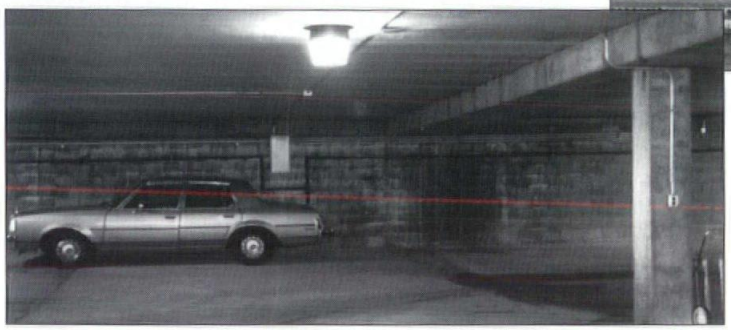

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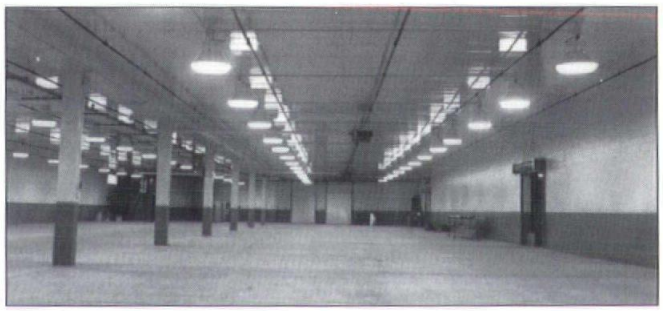

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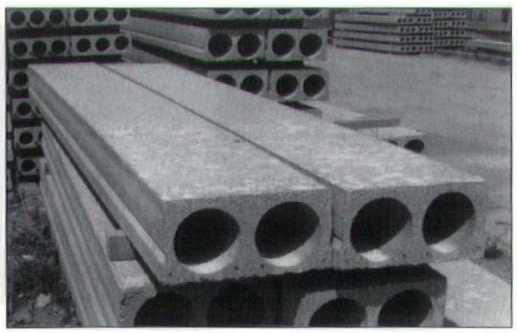

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AIA Wisconsin
A Society of The American Institute of Architects
November/December 1997

WISCONSIN *Architect*

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Architect: Strang, Inc.
Photographer: Paskus Studio

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New Publication Suggests uses for White Elephant Buildings

Vacant hotels, crumbling industrial buildings and empty department stores are a problem for small towns and big cities alike. Often referred to as white elephants and eyesores, these buildings are usually well-known landmarks, occupying a significant location in the community. Many of these buildings, however, have been successfully converted into new uses–apartments, office buildings, cultural centers, hotels and museums. In almost every case, the preservation of these landmark buildings encourages additional preservation activity in the surrounding neighborhood.

A new publication in the National Trust's *Information* series, *New Life for White Elephants: Adapting Historic Buildings for New Uses*, calls attention to the many projects around the country that were once seen as white elephants and are now examples of successful renovation and adaptive use. These case studies will inspire other communities to find new and imaginative uses for their white elephant buildings.

EDITOR: New Life for White Elephants *is available for $6 (including postage and handling) per booklet. Write to: National Trust for Historic Preservation, 1785 Massachusetts Ave., N.W., Washington, D.C. 20036. Call (202) 588-6286 for orders of ten or more.*

How does the public owner select the best match for their project?

They use Qualification Based Selection (QBS); the selection process designed to find the best match for the client and their architect. It is a simple, step-by-step process that documents each step of the way. AIA Wisconsin has a facilitator on staff who meets with public owners to assist in this process. For assistance or a copy of the QBS Owner's Manual, please contact QBS facilitator, Carol Williamson at AIA Wisconsin 1-800-ARCHITECT.

Architects often dream about an opportunity to design a building that will be architecturally or historically significant for years, perhaps centuries, to come.

Our mission, as architects, [is] to create a seamless transition from old to new.

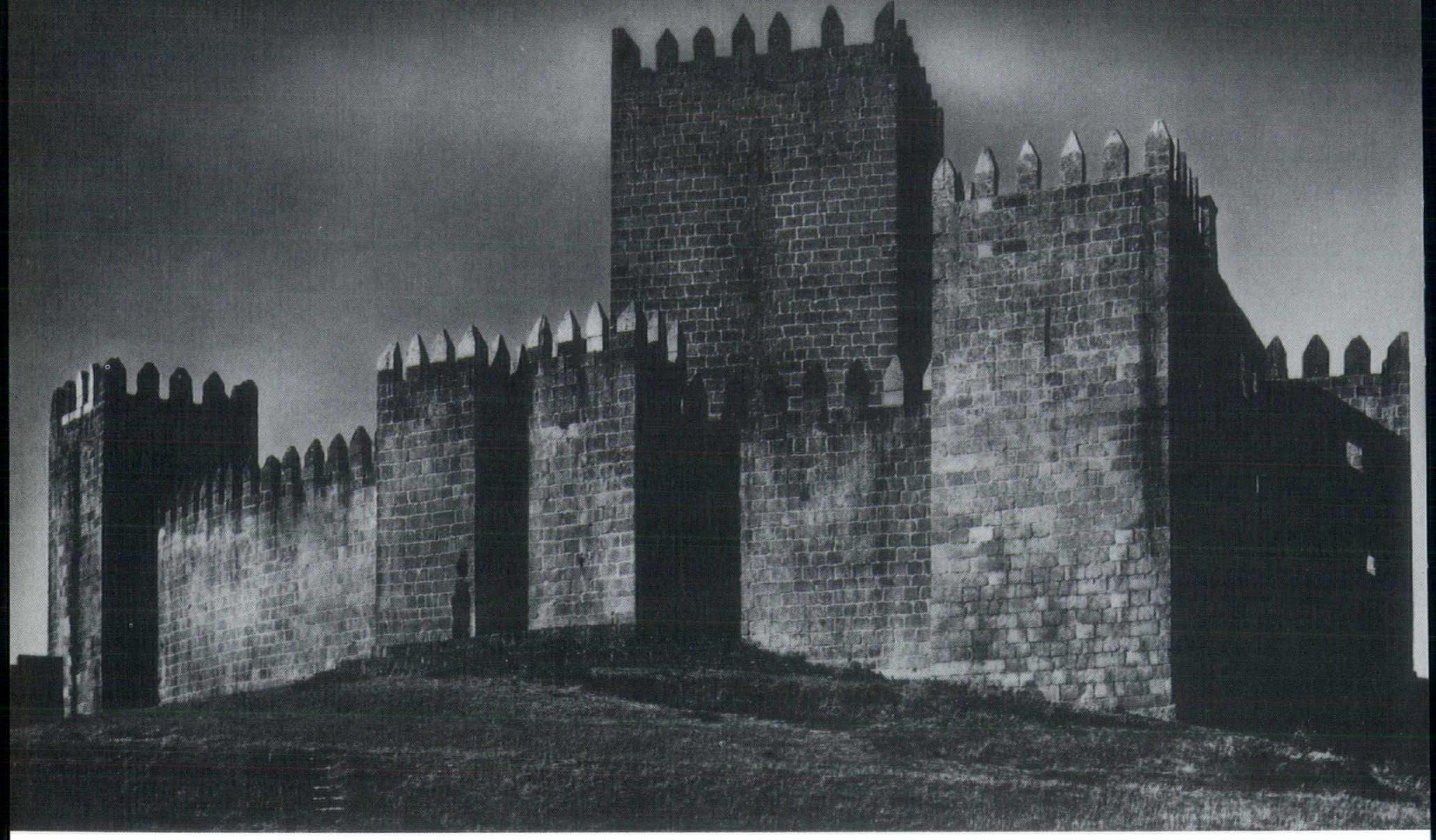
When given an opportunity to restore or renovate such a meaningful building, the architect's purpose is to renew the public's understanding, awareness and appreciation for its original beauty and character. It is also an opportunity to discover and integrate pieces of the past.

It is our responsibility and mission as architects to discretely design the project in a sensitive and historically accurate manner to create a seamless transition from old to new.

We meticulously carve spaces to respect the building's historical significance. Original details are painstakingly matched. New entrances and doors are created to relieve congestion and accommodate ADA requirements and are designed and installed in such a way that the changes are barely noticeable. As the renovation work continues, surprises and new design possibilities seem to surface.

As architects, we fulfill our obligation to use our design skill to improve the look and function of these historical structures in a discrete manner while maintaining their original design integrity.

David J. Raysich, AIA



Stronger walls and higher fences do not better neighbors make.

The gated community. Barricades. Fortress buildings. Bunkers that keep us strangers rather than neighbors. A recent report of the Carnegie Foundation for the Advancement of Teaching concludes that perhaps never in history have the talents, skills, the broad vision and the ideals of the architecture profession been more urgently needed. The reasons are all around us. Lives of families and entire communities have grown increasingly fragmented. Cities are in an era of decline and decay rather than limitless growth. The value of beauty in daily life is often belittled. Working together, you and your hometown architects can make sure our children inherit wholesome neighborhoods that promote healthy, prosperous lives. Safer streets. Affordable homes. More productive workplaces. Transportation choices. A cleaner environment. Cohesive communities. Get involved in your community planning. For help, call your local chapter of The American Institute of Architects or call us at 202-626-7300. The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006.

THE AMERICAN INSTITUTE OF ARCHITECTS

by Stephen Boelter, M.S.
and Susan Torgrude, M.S.

The Importance of Wayfinding in Healthcare Environments

Hospitals, clinics and nursing homes are among some of the most confusing settings for wayfinding. Even in well-designed buildings and sites, some degree of disorientation can be expected for first-time visitors. Experienced visitors may become confused because they are experiencing personal stress, environments have been remodeled, names of departments have changed, or terminology is not understood. In some cases, even nursing staff may have limited knowledge of the layout of the facility.[1] To find destinations, some will use a "trial-and-error" approach, some will consult directories and maps, others may seek directions from those who appear to know the building, or some may give up altogether and leave.

Efficient wayfinding in healthcare environments is critical because of the urgency which may be needed to save or preserve life; but, even in less critical situations, wayfinding can have a profound impact on people and resources. When orientation aids are not available or clear, patients and visitors may become lost, increasing their levels of stress.[2] Poor design may result in a loss of business.[3]

Accessibility and safety also are associated with wayfinding.[4] Accessible and safe healthcare environments support patient mobility from parking or drop-off points to services and back safely in a reasonable amount of time. Accessibility includes orientation to locations of connectors, i.e., elevators, underground walkways, skyways, etc., and back to parking or drop-off points. In a recent consulting project on an urban medical campus, research identified difficulties patients had finding connecting pathways between buildings. Evaluators noted that pathways (Fig. 1) were on the lower levels (Fig. 2)–not grade level, and the elevators in several of the buildings were difficult to find. Indeed, some patients did not know the connecting pathways existed.

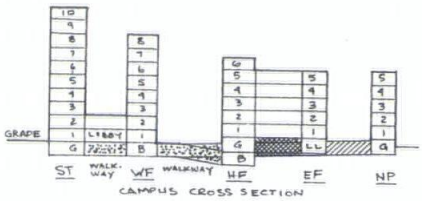


FIGURE 2

Increasingly, consumer satisfaction is a prominent concern for healthcare organizations. Rising public expectations is one of several trends driving changes in healthcare which, in turn, are affecting the design of health facilities.[5] In today's competitive market, healthcare providers are actively marketing their services and design has become a marketing tool for attracting patients and staff.[6]

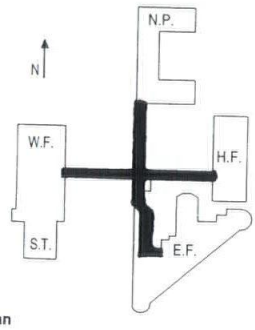


FIGURE 1

Less well known are the costs of poor design and wayfinding. While it may be reasonable to assume that productivity is affected when staff are interrupted regularly to direct people, few studies, if any, measure these interruptions in dollars. Other unreported costs of poor wayfinding may include:

- lost business when patients change healthcare providers;
- time lost because of late or missed appointments;
- staff absenteeism and employee turnover because of stress; and
- time required to hire and train new employees.

Admittedly, these costs are difficult to calculate; but, even in the absence of precise numbers, it is likely that poor wayfinding is expensive!

Often, wayfinding difficulties have been attributed to inadequate signage.[4] While signage may be part of the solution, several authors suggest that wayfinding is a major architectural design issue.[4,6,7,8,9] In addition to signage, environmental features that affect wayfinding include architectural differentiation, sensory access, and plan configuration.[9] One study identified a strong relationship between simplicity of plan configuration and ease of wayfinding.[9] Another study comparing the effects of signage and floor-plan configuration on wayfinding accuracy found that wayfinding performance in more complex settings was equivalent to or poorer than those in simple settings with no signage.[10] This is not to imply that a simplistic approach to design is the answer. Rather, wayfinding criteria can guide the integration of design features that create well-articulated and architecturally interesting settings or buildings that facilitate ease of wayfinding.

How and when wayfinding should be addressed are controversial subjects. Keeping in mind that wayfinding is a complex relationship between human behavior and environments, early planning and design should take into account interactions between patients, staff and visitors. Discussion about issues and solutions may need to continue throughout the project from planning to the completion of construction. The goal is to have an integrated system with consistent logic, design and appropriate information to help orient patients, visitors and staff so that solving the "I'm lost" response of a consumer is not reduced to signs on the wall.

EDITOR: The authors are both with Boelter Design Group, Inc., a consulting firm specializing in wayfinding systems design with an emphasis in healthcare environments. *For references, refer to p. 36.*

Wisconsin Architects Foundation– Yesterday, Today & Tomorrow

Established in 1954, the Wisconsin Architects Foundation (WAF) remains committed to building a better Wisconsin through architectural education.

This mission includes scholarships for Wisconsin architecture students and grants for educational programs that advance the profession and enhance the public's awareness of architecture. As outlined in its Articles of Incorporation, the purposes of the WAF include:

- To advance the aesthetic, scientific and practical efficiency of the profession of architecture and the living standards of people through their improved environment,
- To promote the science and art of planning and building by advancing the standards of architectural education, training and practice through education and scientific research, and
- To provide for scholarships or fellowships for architectural education.

The WAF has contributed significantly to architectural education and public awareness in Wisconsin for over 40 years. The following are a few examples:

- Establishment of school of Architecture & Urban Planning at UW-Milwaukee.
- More than $227,000 in scholarships awarded to Wisconsin architecture students.
- Initial development of the Wisconsin Architectural Archives, now a major depository of architectural drawings and documents.
- Restoration of the Joseph J. Stoner House in Madison, a National Landmark and current headquarters of the WAF and AIA Wisconsin.
- Annual program grants for student chapters at UWM, MSOE and vocational colleges in Green Bay, Madison, Milwaukee and Rice Lake.

Fiscal 1996-97

In the fiscal year ended June 30, 1997, the WAF received income from all sources totaling $52,805. Expenditures for scholarships, grants, membership and administration totaled $27,449. The resulting net income of $25,356 was added to the WAF endowment, increasing the endowment to $313,354 at the close of the fiscal year.

The WAF received $25,887 in contributions in 1996-97, including $8,176 in regular contributions, $1,845 in memorial contributions, $7,600 for the State Capitol Display Fund and $8,266 in support of the Stoner House Campaign. Investment income of $22,118 and rental income of $4,800 accounted for the balance of WAF revenue.

This enabled the WAF to award a total of $18,500 in scholarships and grants in 1996-97. This includes funding a tuition scholarship for the national AIA Leadership Institute, the scholarship for the "Art in Architecture" program at the Milwaukee Art Museum and development of the State Capitol Display.

Regular Contributions

The accompanying list recognizes WAF regular contributors in fiscal 1996-97. These contributors support ongoing WAF scholarship and grant programs.

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Memorial Contributions

Contributions were received from the following individuals in memory of Alexander C. Eschweiler, Jr., Erich Gnant, AIA, and Ellis J. Potter, AIA:

Tom Dowling
Thomas L. Eschweiler, AIA
David Hoff, AIA
Mortenson, Matzelle & Meldrum, Inc.

Memorial Scholarships

In 1991, the WAF established memorial scholarship funds in the names of architect Elmer Johnson and construction industry leader Richard Hunzinger. Both gentlemen touched the lives and careers of many people in Wisconsin's design and construction industry.

These WAF memorial scholarship funds support annual scholarships for students attending the School of Architecture and Urban Planning (SARUP) at the University of Wisconsin-Milwaukee. WAF and SARUP representatives work closely with the Johnson and Hunzinger families in awarding these scholarships.

As of June 30, 1997, contributions to these two WAF Memorial Scholarship Funds totaled $20,700, which has enabled the WAF to award a total of $4,935 in scholarships from these endowments to date.

Johnson Memorial Scholarship

As a memorial to Elmer Johnson, this annual WAF scholarship is awarded to students who exhibit design excellence and the highest order of graphic talent along with all-around academic achievement. A WAF Scholarship in the amount of $355 was awarded in 1996-97. Contributions were received by the following:

John Bruce, AIA
Thomas Cottam
Harold Farchmin
W. Perry Halquist
Leonard A. Widen, AIA
Gary V. Zimmerman, FAIA

Hunzinger Memorial Scholarship

As a memorial to Richard Hunzinger, this annual WAF scholarship is awarded to architectural students who exhibit the highest order of academics and construction technology skills. The WAF awarded a $780 scholarship for 1996-97. Contributors included:

Best Block Co.
W. Perry Halquist
John Horky, AIA, and Martha Horky

Stoner House Campaign

The WAF recently initiated a campaign to retire the mortgage on the historic Joseph J. Stoner House, headquarters of both the WAF and AIA Wisconsin. Thanks to the generous contributions and pledges received to date, the WAF has been able to pay off more than a third of the outstanding mortgage on the Stoner House. The WAF Stoner House Campaign was launched in order to provide an additional $4,800 per year in scholarships and grants for architectural education and public awareness. The following contributed generously to the Stoner House Campaign in fiscal year 1996-97:

Ayres Associates
Bouril Design Studio
Bowen Williamson Zimmermann, Inc.
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Richard J. Griese, AIA
HSR Associates
Hammel Green and Abrahamson, Inc.
Richard R. Johnson, AIA
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Mortenson, Matzelle & Meldrum, Inc.
Plunkett Raysich Architects
Daniel J. Roarty, AIA
SDS Architects
Somerville Associates
Strang, Inc.
the Zimmerman Design Group
AIA Wisconsin

State Capitol Display Fund

A beautiful and educational display designed by James T. Potter, AIA and featuring his photographs of the Wisconsin State Capitol was developed in 1996-97. The display premiered at the 1997 AIA Wisconsin Convention and is now available for use throughout the state. The WAF State Capitol Display was made possible by the generous contributions and support received from:

J. P. Cullen & Sons
James T. Potter, AIA

WAF

The WAF remains uniquely positioned to provide financial assistance for architecture students and educational programs.

Continued support of the WAF's mission of advancing architectural education and public awareness is vital to its successful scholarship and grant programs. The strong and consistent financial support received

from architects and allied design and construction industry leaders has enabled the WAF to award more than $227,000 in scholarships to Wisconsin architecture students.

The WAF Board of Directors approves annual contributions to the University of Wisconsin – Milwaukee School of Architecture and Urban Planning (UWM SARUP) and to the Milwaukee School of Engineering (MSOE) for scholarships to students pursuing architectural degrees. The UWM SARUP and MSOE administrations award WAF scholarships to individual students based on academic ability and financial need.

In addition, the WAF Board of Directors may award scholarships to Wisconsin students pursuing architectural degrees at accredited schools of architecture located outside Wisconsin.

The WAF Board of Directors also provides annual grants to support educational programs and activities sponsored by architectural student chapters at Wisconsin universities and vocational colleges. These student chapters, each having a faculty/professional advisor, use WAF grant funds for educational programs on architecture.

WAF grants also are available to support quality educational programs provided by the four local AIA Chapters and other organizations in Wisconsin. These grants are awarded on a competitive basis. A new WAF program, initiated in 1997, provides a tuition scholarship for an AIA Wisconsin member to participate in the national AIA Leadership Institute.

Projects & Priorities

The WAF budget for the 1997-1998 fiscal year contains anticipated income of $28,800 and total expenditures of $25,055. WAF scholarships and grants will increase to $21,455.

In order to attain the goals the WAF has established for 1997-1998, your participation and financial support are needed. This year, the AIA dues invoice includes a check-off for a recommended $35 contribution to the WAF. This will make it more convenient for AIA members to contribute to the WAF. Opportunities also are available throughout the year to make regular contributions or memorial gifts.

Contact the WAF office for information on how you can contribute to the WAF and its goal to build a better Wisconsin through architectural education. Innovative ideas for contributions are gladly accepted. For example, Best Block Company has agreed to give a per unit donation to the WAF based on the sales of its new "Sound Cell" block.

The WAF is a non-profit foundation governed by a nine-member Board of Directors. As a 501(c)(3) tax-exempt entity, gifts to the WAF are tax deductible to the full extent allowed by law.

WAF Annual Meeting

The Annual Meeting of the Wisconsin Architects Foundation is scheduled for May 5, 1998, in the Grand Terrace at the Monona Terrace Community and Convention Center in Madison.

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Curt Hastings, Madison
Michael K. Kadow, AIA, Green Bay
David T. Kahler, FAIA, Milwaukee

The WAF Board of Directors would like to take this opportunity to thank the following individuals, organizations and firms who have contributed through the years to the Johnson and Hunzinger Memorial Scholarship Funds and to the Stoner House Campaign:

Elmer Johnson Memorial Scholarship

Joseph Baldus
Mrs. Alvin Berg
Kenneth Berke
John Bruce, AIA
Carole & James Bruner
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Art Ericksen
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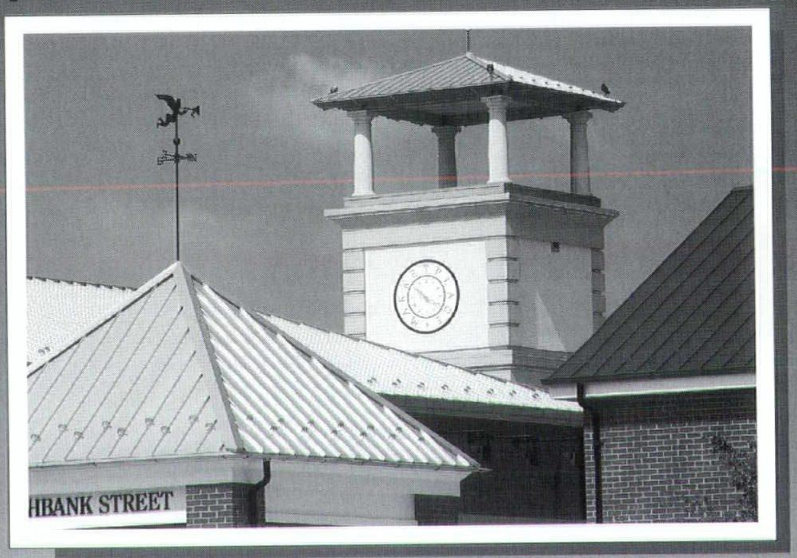

Project: Cascades Town Center
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Owner: G.F.S. Realty, Inc.
Architect: Development Design Group, Inc.

General Contractor: Giant Construction, Inc.
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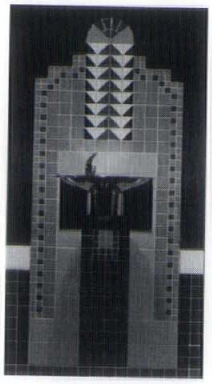
Project	**Starlight Room, Madison Civic Center**
Location	**Madison, Wisconsin**
Architect	**Strang, Inc.**
General Contractor	**J.H. Findorff & Son, Inc.**

The renovation of the upper level of this historically-significant downtown Madison retail store established the Starlight Room, a mesmerizing and multifunctional public events space for the Madison Civic Center. The building, constructed in 1923, was designed by well-known Madison architect Frank Riley and currently houses Yost's department store in the lower level. Today, the Starlight Room above accommodates small theater, banquets, cabaret and other group social events.

Throughout the various spaces of the Starlight Room, several architectural motifs are combined to modestly, yet effectively, recall the wonderful fantasy of the 71-year-old Oscar Meyer Theater, previously the Capitol Theater. Faux stone walls, whimsical ceiling treatments, decorative lightings and an interesting blend of muted colors with bright accents introduce a vibrancy to the space, while historically linking the area to the 1920s. One of this exciting space's most dramatic historically-inspired elements is the entrance to the inner lobby from the Crossroads area of the Civic Center. A thousand tiny lights are imbedded into the ceiling to give dazzling effect to the entrance and evoke memories of the illuminated marquees of old movie houses.



Photography: Paskus Studio

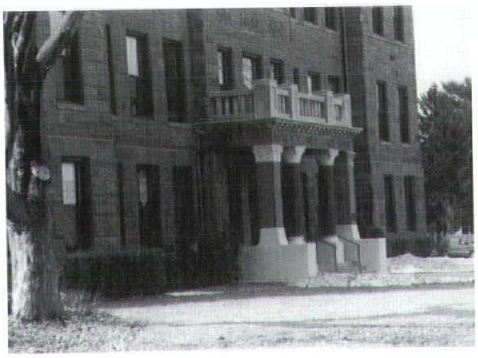
Project	**Exterior Renovation of Monroe County Courthouse**
Location	**Sparta, Wisconsin**
Architect	**Architecture Network, Inc.**
General Contractor	**Interstate Roofing and Waterproofing, Inc.**

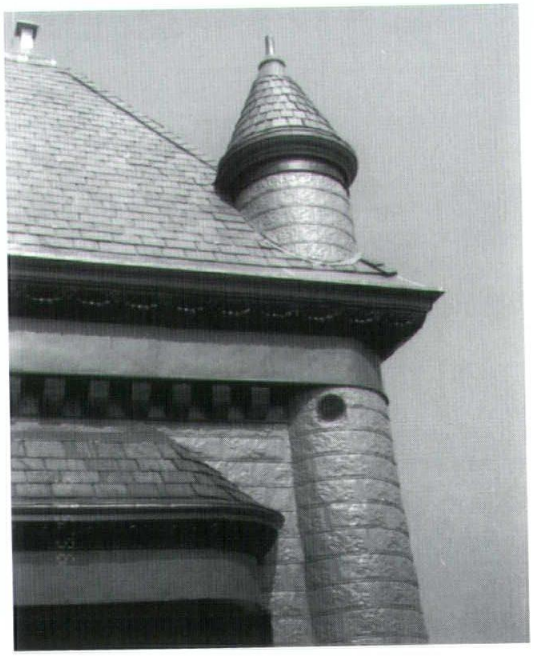
Mifflin E. Bell designed the three-story red sandstone building in 1896. It features a hipped-roof attic with a square central tower. Some of the ornamental surfaces of dormers and tower are covered with painted stamped galvanized steel intended to look like sandstone.

Originally, the roof was of slate with built-in gutter system.In 1929, the moisture problem from ice dams required the replacement of the roof. Asbestos shingles were used and original gutters were covered over. Through the next decades water flowed from the roof; and the sandstone walls absorbed much moisture. By the mid-1990s, the asbestos shingles were quite deteriorated.

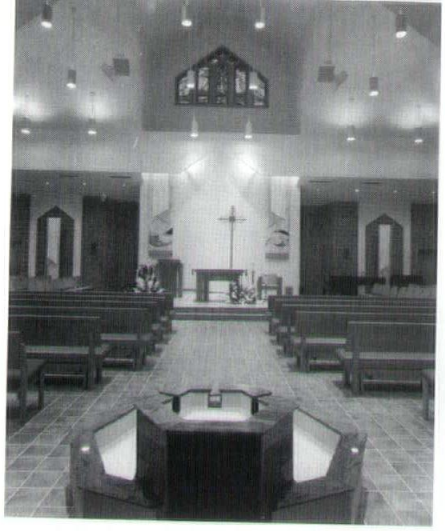
Now, additional insulation and ventilation have been installed in the attic. Continuous ice guard and waterproofing plus a new slate roof have restored the rich appearance of the original roof. Random widths of slate, nine to 14 inches, were ordered. The original built-in gutters were lined with copper with special corrosion protection. The ornamental metal "stone" was chemically cleaned and then blasted with crushed walnut shells. Paint was formulated to match the red sandstone. A contrasting deep green paint was used to accent shadows and architectural details.

Photography: Dacquisto Photography and Architecture Network



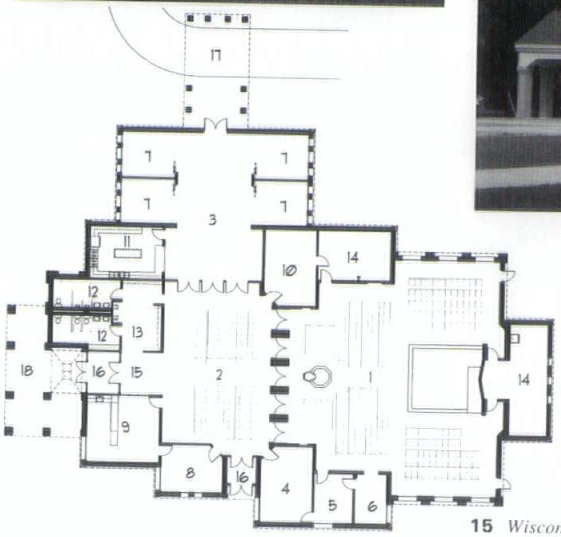


Project	**St. Paul's Catholic Church**
Location	**Plainfield, Wisconsin**
Architect	**Short Elliott Hendrickson Inc.**
General Contractor	**Oscar J. Boldt Construction Co.**



The original cornerstone of the old church, built in 1898, now rests in a north wall niche of the new building. The new cornerstone provides for a display of religious texts. The old bell is atop the new tower and is rung by pulling the traditional ropes.
Members wished the new structure to look and feel like a "country church." A white exterior with steeply pitched roofs and dormers into the nave helped accomplish this. The nave seats 250. A glass wall behind the nave has five pairs of doors and provides overflow space into the narthex. The fellowship area serves as dining space for 120 and has space for four education classes or meetings. It is handicapped accessible.

Photography: Eric Oxendorf



Project	**Immanuel Presbyterian Church**
Location	**Milwaukee, Wisconsin**
Architect	**Plunkett Raysich Architects**
General Contractor	**Jens Construction Corp.**

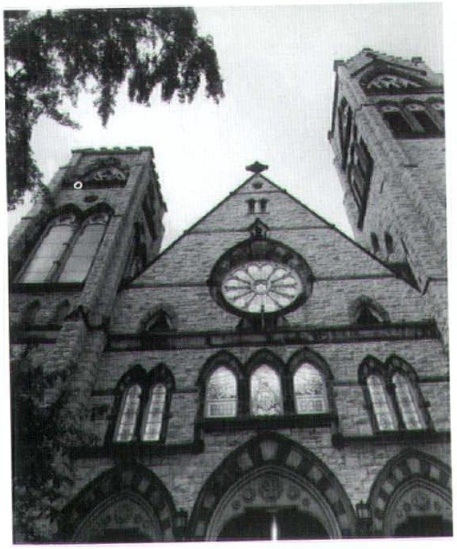
Completed in 1874, this church remains one of Milwaukee's landmark urban churches. Its historic quality was compromised when a large fire gutted portions of it in 1887. Remodelings in the 1950s further diluted its original character.

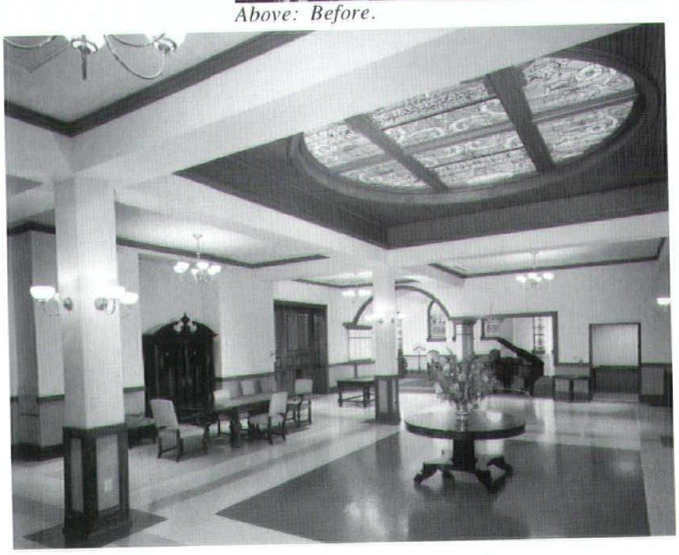
The kitchen was updated, elevator added and the second floor multipurpose space was completely redesigned. The beautiful stained glass windows above the main entrance are now part of a magnificent chapel. Windows were previously hidden behind a storage hall. Using existing walls and new column elements, a 32-foot high vault has been built above the chapel to capture the existing rose window. Special lighting illuminates the stained glass at night.

A fire damaged stained glass ceiling could not be reclaimed, but two half-round stained glass panels were salvaged, repaired and incorporated in new ceiling coffers. New woodwork is sympathetic to the old. All was accomplished on a limited budget.

Above: Before.

Photography: J & J Images





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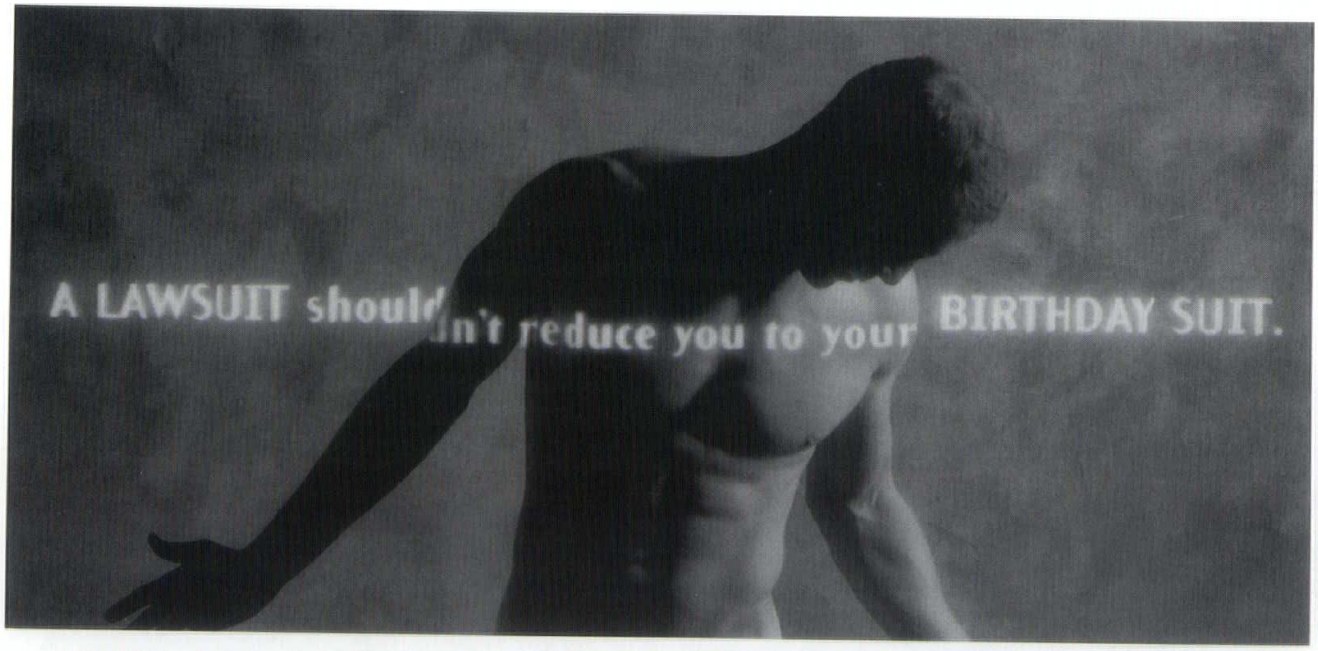

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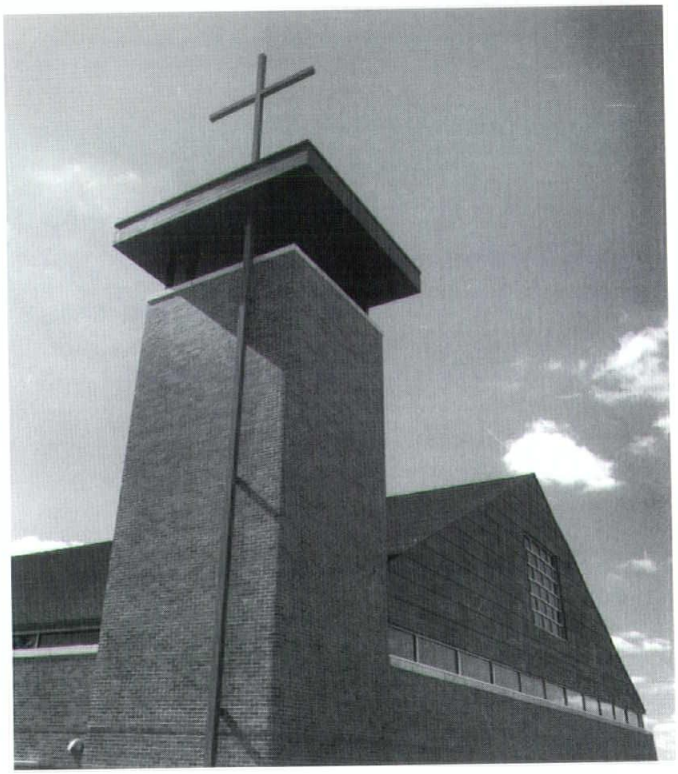
Project	**St. Albert the Great Church**
Location	**Sun Prairie, Wisconsin**
Architect	**Hammel Green and Abrahamson, Inc.**
General Contractor	**Vogel Brothers Building Company**

As a result of its tremendous growth, St. Albert the Great Parish was in need of new worship and gathering spaces, along with a renovation of the existing parish center. A site masterplan was also developed so that future expansions of administration, music and education functions may be integrated into the facility as the parish continues to grow.

The parish community wanted the design of the building to reflect the local geography. To accomplish this, elements of the prairie style of architecture — including a low, horizontal shape and extensive use of natural light — were incorporated into the design. To harmonize with the surrounding landscape, the building's exterior is clad with brick, limestone and stained redwood.

Inside, clerestory windows flood the new dedicated worship space with ambient daylight. Light and bright interior materials create a simple and luminous space that allows the worshippers and liturgy to become the focus. Seating is provided for 850 people and is arranged in a way that encourages full participation during worship services. Portions of the seating area are flexible to accommodate relocation depending on the season and the needs of various ceremonies. Overflow seating is provided in an ambulatory space surrounding the worship area on three sides. The adjacent gathering area accommodates welcoming and social functions.



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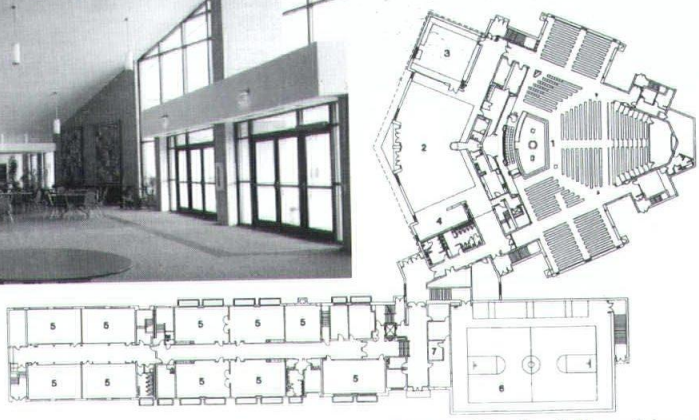
Project	**Queen of Peace Catholic Church**
Location	**Madison, Wisconsin**
Architect	**Flad & Associates**
General Contractor	**Joe Daniels Jr. Construction**

Photography: Skot Weidemann Photography

To meet the needs for increased capacity of the church and school, a study of expansion options was undertaken at Queen of Peace. Space needs and requirements to meet evolving liturgical requirements resulted in a plan dramatically changing the interior of the church. The seating direction was reversed, wings were added to each side to provide for the increased capacity, and the platform was planned to allow seating on three sides. This was done to maintain the intimacy of small space. At the front of the church, a stained glass clerestory, combined with the organ pipes, lends to the atmosphere of a space for worship.



To provide for fellowship and other activities, a large gathering space was provided. Adjacent to this space, an Eucharistic chapel and a library area are provided.

The school facilities and addition to the existing structure were designed to match the existing building. The new gym, which required a large high space, was planned with its floor to be one level below grade to maintain a smaller scale in relation to the adjoining residential areas.

Unique laminated arches specified for Madison church

Our Lady Queen of Peace Catholic Church, built in 1954, is typical of many churches that have a substantial investment in their present site. The decision was made to expand the structure rather than abandoning it and moving to a new location that may be more expensive or create longer travel time for the membership.

The key to the expansion was a unique engineering solution. It permitted the "legs" of three successive existing three-hinged arches to be cut off in the rafters to make room for two new half arches on each side that opened new space for additional seating. This changed the building into a T-shaped structure and increased the capacity from 1,000 to 1,500.

Original architects for the church design were Weiler and Strang. Flad and Associates completed the remodeling.

The original church was built in a tapered shape of about 110 feet at the widest point, narrowing down to 40 feet at the other end. The ridge beam, which rises from the floor at the wide end, curves to form a ridge beam the entire length of the 130-foot building.

Sentinel Structures, Inc., of Peshtigo, Wisconsin, helped devise the system for removal of three existing arches and the addition of two new half arches on each side. Each was fastened with moment connections from the ridge beam of the new wings to what remained of the original arch rafter. Revisions were made to the connections at the original ridge beam. The pews were reversed as the new altar was moved from the narrow end of the church to the wider end.

Laminated cedar decking was placed over the two new side wings, with both arches and decking stained to match the original colors used in the sanctuary.

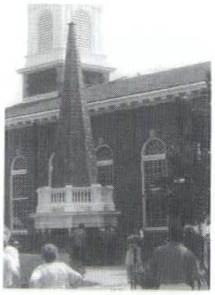
EDITOR: This information supplied by the American Institute of Timber Construction.

Congregation has uplifting experience

The First Congregational Church is not only a replica of a historic meeting house in Charlestown, Mass., but also part of one of the first settlements of what is now Wauwatosa, Wisconsin. Its historic steeple recently received a lift and extensive renovation.

The church, designed by architect Edwin O. Kuenzli, incorporates a church built in 1853 in what was called Hart's Mills. The current First Congregational Church and steeple were built in 1919.

The church is listed on the National Register of Historic Places and designated by the Wauwatosa Landmarks Commission. It is in a neighborhood that includes a dozen homes in architectural styles that include Gothic Revival, Queene Anne, Colonial Revival, Spanish Eclectic and Prairie.



Renovations included construction from carpentry details and millwork to replacing the 23,000 pound steeple structure rising 135 feet in the air. Much of the exterior wood was stripped and completely replaced. However, the superstructure was in remarkable condition for its age.

Besides replacing and refurbishing woodwork, asbestos tile was removed from the steeple exterior and replaced with slate.

EDITOR: Information and photos were provided by the Selzer-Ornst Co., the construction company chosen for the First Congregational Church steeple renovation.

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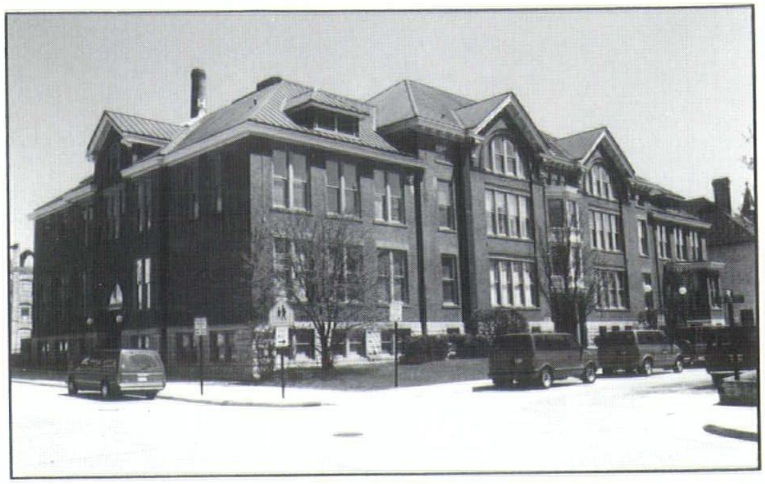

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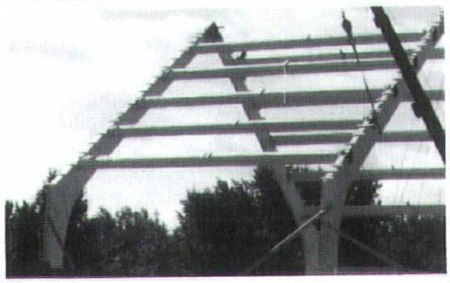
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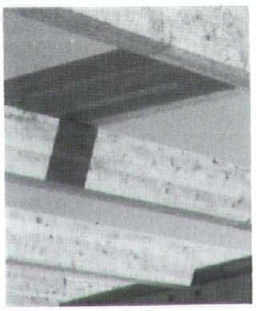
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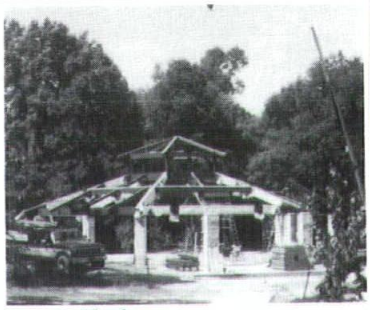
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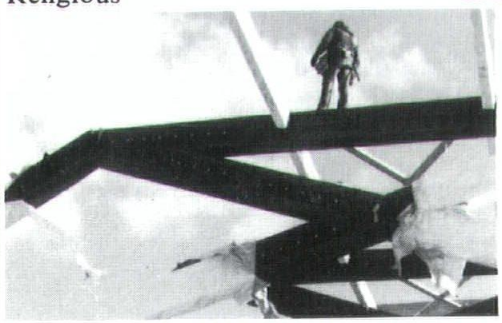
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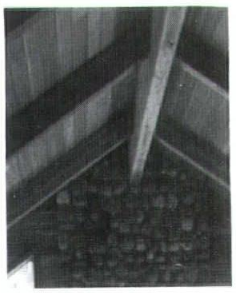
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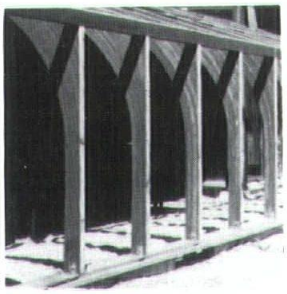
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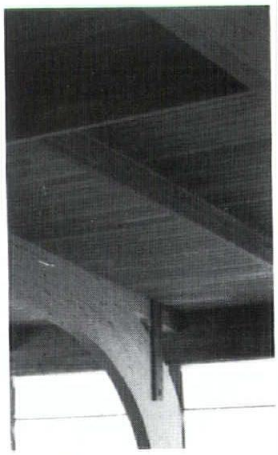
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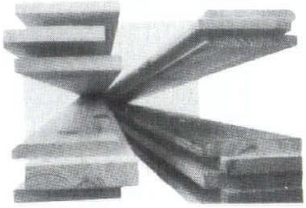
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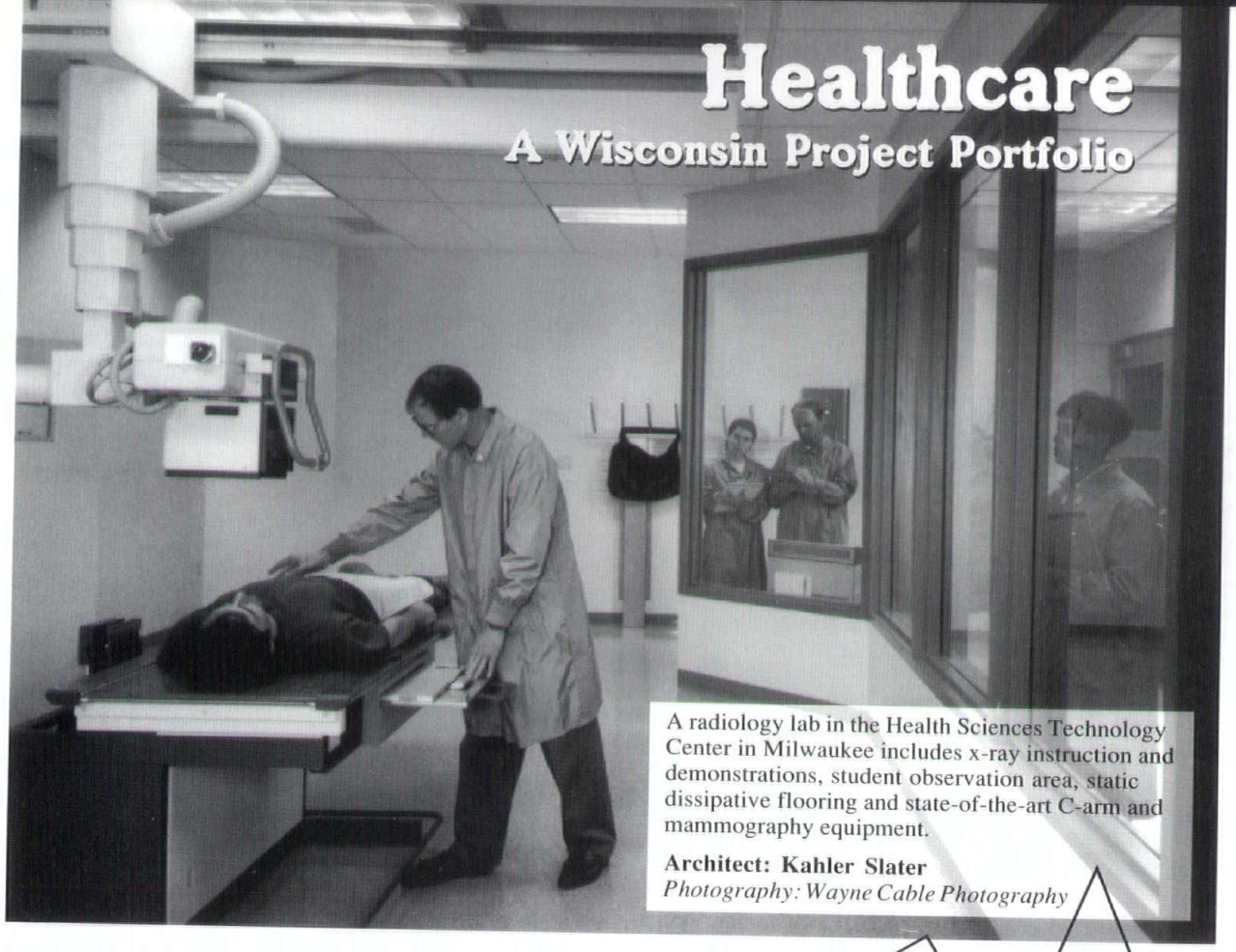

A radiology lab in the Health Sciences Technology Center in Milwaukee includes x-ray instruction and demonstrations, student observation area, static dissipative flooring and state-of-the-art C-arm and mammography equipment.

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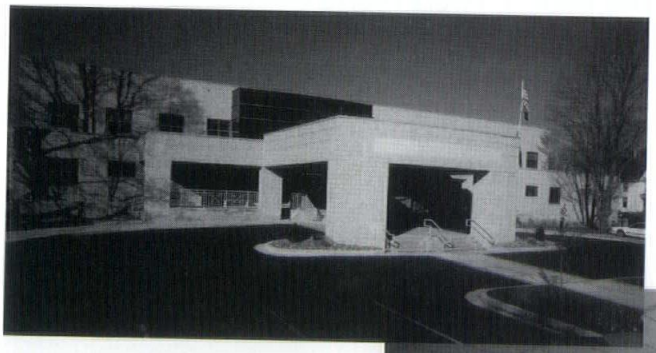
Photography: Wayne Cable Photography



Vernon Memorial Hospital
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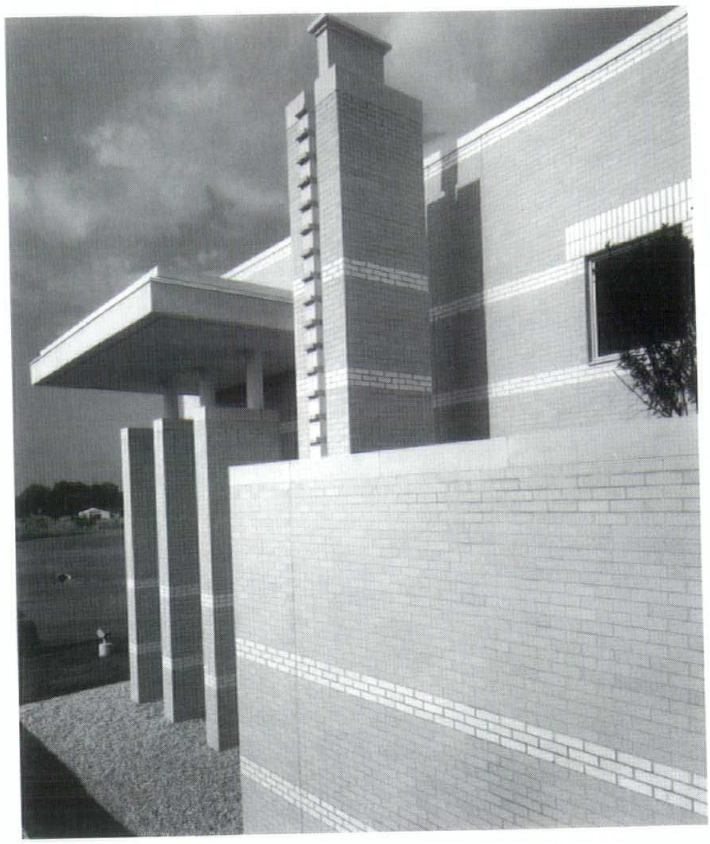
Marshall Erdman & Associates

Photography: Steve Rhyner



Health Sciences Technology Center
Milwaukee, Wisconsin

Architect
Kahler Slater

General Contractor
CMA of Milwaukee, Inc.

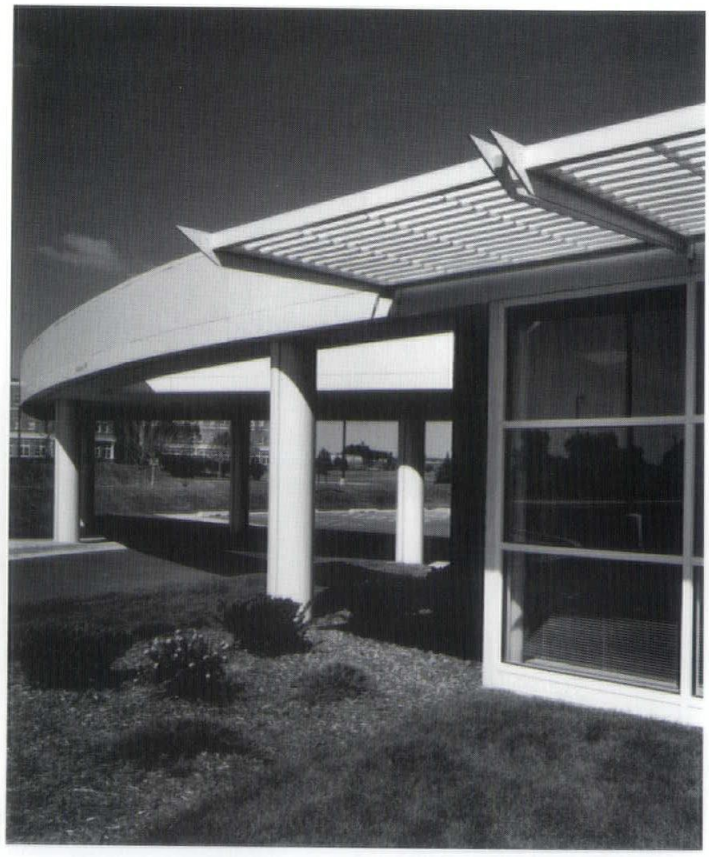
Photography: Wayne Cable Photography

MLK Heritage Health Care Center
Milwaukee, Wisconsin

Architect
The Wilson Firm, Ltd.

General Contractor
J.P. Jansen Company, Inc.

Photography: Chris Duzynski Photography



Raymond G.
Scott Cancer
Care Center
Geneva, Illinois

Architect
Kahler Slater

General Contractor
Power Contracting & Engineering

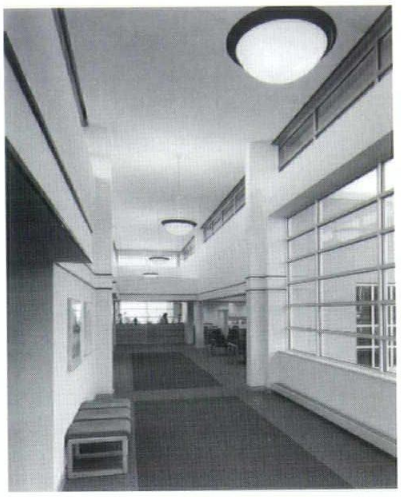
Photography: Wayne Cable Photography

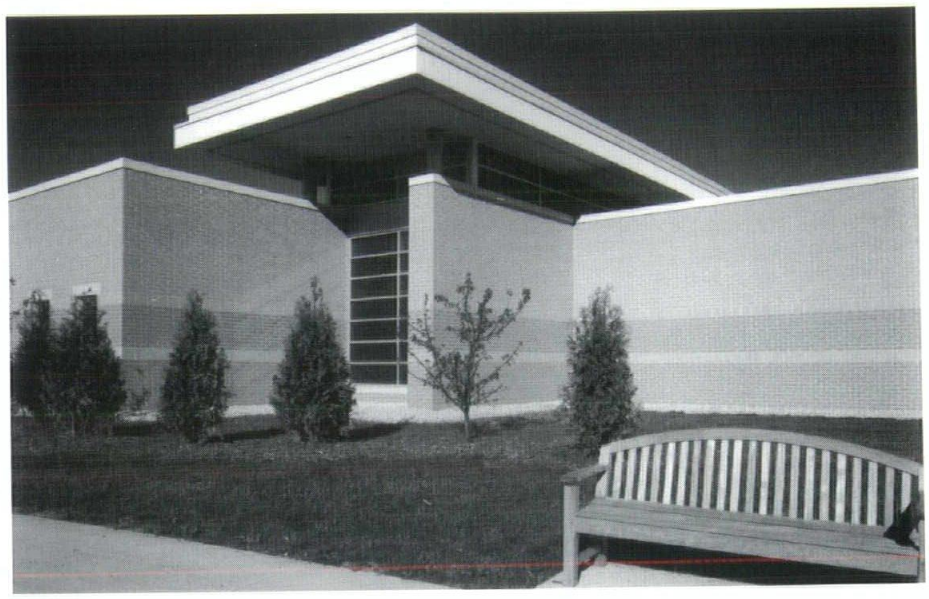
Door County Memorial Hospital
Sturgeon Bay, Wisconsin

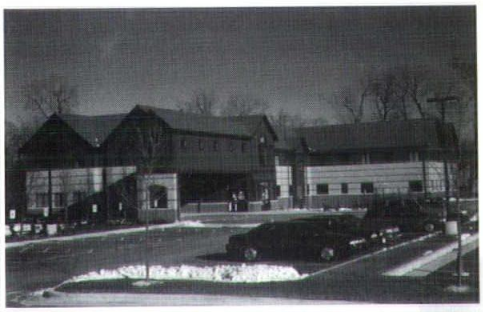
Architect
Marshall Erdman & Associates

General Contractor
Marshall Erdman & Associates

Photography: Steve Rhyner





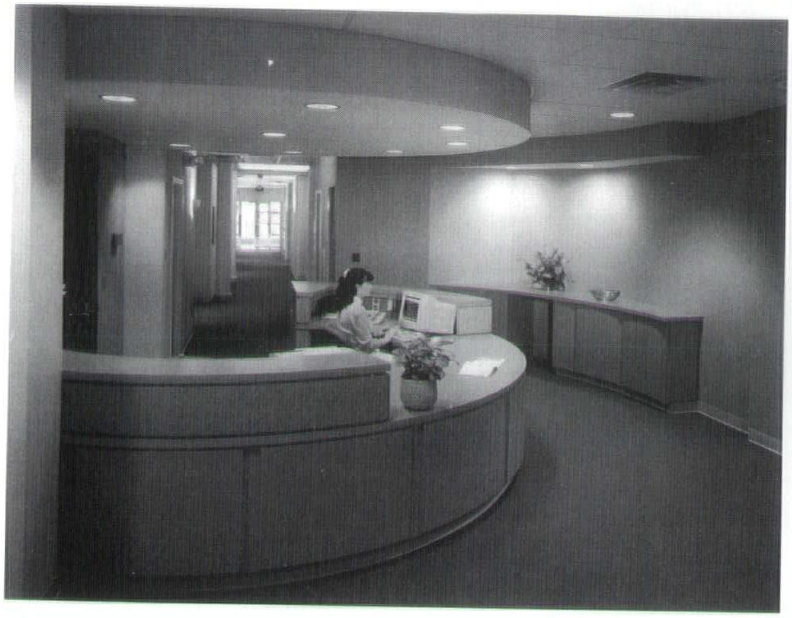


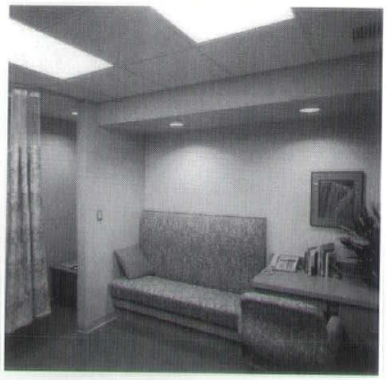
Capital Medical Clinic
Brookfield, Wisconsin

Architect
The Kubala Washatko Architects, Inc.

General Contractor
C.G. Schmidt

Photography: J & J Images/J. Morrill





Wiselives Center
Wauwatosa, Wisconsin

Architect
Hammel Green and Abrahamson, Inc.

General Contractor
Boldt Construction

Photography: J & J Images

Feng Shui used to design a Wisconsin medical center

The Wiselives Center has embraced a unique and forward-thinking philosophy in both the design of the clinic and the types of treatment it provides. Integrating conventional medical practices with holistic programs such as acupuncture, yoga and massage therapy, this women's and family practice clinic, owned and operated by St. Luke's Medical Center and Aurora Healthcare, boasts an environment as innovative as its approach to medicine.

The plan for the Wiselives Center was developed using the principles of Feng Shui, the ancient Chinese art of placement. Literally translated, Feng Shui means "wind and water." Based on the philosophy that one's emotions and health are affected by their environment, Feng Shui strives to create a positive flow of energy, or Qi (pronounced "chee"), through the selection and placement of interior components such as lighting, colors, doors, windows and furniture. An octagonal chart called a BaGua is superimposed over the floor plan to determine appropriate placement for the various design elements–furnishings, accessories, doorways, etc.–in order to ensure a balance and harmonious environment. According to Laura Zimmer, AIA, HGA interior architect and medical planner for the Wiselives Center, the basic principles of Feng Shui represent a simple blend of "common sense and good design." Working together with Dr. Jean Slane, Wiselives' director, and a Feng Shui consultant, Zimmer created a space that provides a comfortable soothing, yet stimulating, environment for both patients and staff. Elements incorporated into the Center's design include a variety of textures–with tapestry-like wall coverings– and a palette of natural earthy colors. A circular reception desk strives to eliminate the typical harsh clinical atmosphere; and an unusually large central corridor combined with recessed lighting provides the appearance of natural light and a greater feeling of space, reducing traffic congestion and facilitating the critical flow of patients and materials.

The Wiselives Center is at the forefront of a new wave in medical care. Recognizing that the overall atmosphere of a medical facility is as important to its practice as the actual diagnosis and treatment processes, the clinic provides alternative methods of traditional medicine in a nontraditional environment. Historically, the doctor's office was a cold, intimidating and sterile place. Today, there is a growing trend in the medical community towards a more patient-friendly design, one that offers a feeling of warmth and security. After all, a patient who feels comfortable in the doctor's office is less likely to procrastinate a visit to the doctor. A happy patient means more referrals, which, in turn, means a faster-growing practice.

by Daniel Williams, AIA

Green by Design

If architecture in the 20th century was about designing a "machine for living," then in the 21st century it may be about designing "organisms for living."

"Sustainable" was defined by the World Commission on Environment and Development in 1987 as "meeting the needs of today without compromising the ability of future generations to meet their own needs." To design for the future we need to look at the processes of nature and how our designs can fit and connect within that larger framework. An "organism for living" would act to supply, store and renew resources and to clean and distribute waste products. It would provide a basis for creating better communities. As a nation we can ill afford to design buildings that last less than 20 years prior to their journey to the landfill.

Design is problem solving. While the Boyer Report regarded architectural education as superior for problem solving, it found other areas lacking. One central deficiency mentioned in particular was creating communities. In the truest sense of that term, the "communities" we need to create will sustain all creatures as well as all resources.

In the design and construction of communities, the process of designing must incorporate the simple understanding of the "free work" of natural systems. The basis of this approach would begin with an understanding of the biological forces and workings within our home regions. By understanding the cycle within the human and natural systems and creating designs that make connections within and/or among those cycles, we can increase the urban efficiency and, consequently, increase sustainability, for future generations. Bioregionalism is just such an approach.

According to AIA Florida Committee on Environment and Energy, "Green Design is the act of solving problems in a manner that will minimally impact the resource base before, during and after the manufacturing/construction process. In addition, the process and materials must be useful, have long term benefit and be able to be beneficially returned to the bioregional cycle."

Bioregionalism entails the designing of regions, watersheds, transportation systems, sustainable farm communities, liveable neighborhoods and viable economies that support and are supported by sustainable natural energies. This means designing–or redesigning–urban and agricultural systems that run off less fossil fuel and have functional connections to the natural systems.

Water and energy are the defining resources of development. Yet, as development occurs, we are paving over recharge while exponentially increasing the demand. Although we have ample rainfall, we have insufficient water. How do we design for watershed protection?

We owe it to ourselves, to our children, to our region, to be more efficient, more sustainable, more intelligent in our mission. By designing our buildings, our communities and our regions to collect and connect such vital natural resources, we can start taking control of their protection.

We are faced with an exceptional opportunity. The vision and design of our region as part of a larger environment must start with a deep understanding of natural forces and resources and how they work. Applying this knowledge, then, is an important step in establishing responsive and responsible structures. Yes, it will mean additional education: about green materials, photovoltaics, off gassing, performance specifications, building commissioning, passive eating and cooling systems, ecology and climatic design principles.

Part of the challenging future is that virtually every existing building needs major design work to make it function energetically and efficiently for the next millennium. As architects and planners, it is our duty to learn the systems and to provide sustainable solutions. Contractors, engineers and others are busily attending workshops and conferences on important green issues. Architects must not stay at home. It is time to expand our overworked minds in this direction. If not, in the next century we will doubtless find ourselves gripping about our demise.

The rewards can be great. Ultimately, it will mean additional business and leadership opportunities. It is also the call of architects. Who else is better equipped?

EDITOR: An architect and planner, the author chairs AIA Florida's Committee on Environment and Energy, as well as serving on the Dade Green Coalition Board and the City of Miami Urban Development Review Board.

AIA Wisconsin recently became one of the Charter Members of the Wisconsin Green Building Alliance, which is chaired by Milwaukee architect Matthew Tendler, AIA. Matt will be presenting a seminar on a green building case study at the 1998 AIA Wisconsin Convention next May in Madison.

In addition, AIA Wisconsin Director-at-Large Jack Fleig, AIA, West Salem, is investigating the interest among members of establishing a Committee on the Environment, Which could work cooperatively with organizations such as the Wisconsin Green Building Alliance. If you are interested in getting involved, please contact Jack at (608) 784-1830.

4

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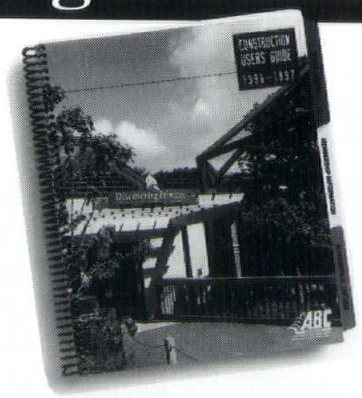

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by Mark McCallum, Esq.

AIA Contract Documents 1997 Update

1997 has been and continues to be a momentous year for the AIA Contract Documents Program. The lengthy revision process of the A201 family of documents has come to a close. This revision process saw unprecedented participation by and input from AIA components and AIA members into the language of the drafts. The new editions, released on October 17, 1997, are as follows:

- A101-1997—Owner-Contractor Agreement, Stipulated Sum
- A111-1997—Owner-Contractor Agreement, Cost of the Work plus a Fee w/GMP
- A107-1997—Abbreviated Owner-Contractor Agreement, Stipulated Sum
- A201-1997—General Conditions of the Contract for Construction
- A701-1997—Instructions to Bidders
- A401-1997—Contractor Subcontractor Agreement
- B141-1997—Owner-Architect Agreement
- B151-1997—Abbreviated Owner-Architect Agreement
- C141-1997—Architect Consultant Agreement
- C142-1997—Abbreviated Architect-Consultant Agreement

New editions of other documents will follow on the heals of this release. Anticipated for release in the coming months, or in 1998, is a new document: A114, Owner–Contractor Agreement for cost plus jobs with no GMP. Also planned are revised editions of A511, Guide to Supplementary Conditions, and B511, Guide for Amendments to AIA Owner-Architect Agreements.

In addition, efforts to produce insightful educational materials and programs are already underway. AIA's *Promises, Promises* program is being updated to reflect the changes in A201-1997 and B141-1997. Other materials on A201 and B141 will become available shortly after the release of these documents, including comparisons of the 1987 and 1997 editions.

As you may have heard, The Associated General Contractors of America voted to endorse the revised edition of A201. Similarly, The American Subcontractors Association and the Associated Specialty Contractors, Inc. have voted to endorse the 1997 edition of A401. These organizations shared their insights and comments on the forms they now endorse.

So, what are the big changes? There are too many changes to describe here. However, highlighted below are some of the significant changes to A201-1997 and B141-1997.

A201-1997

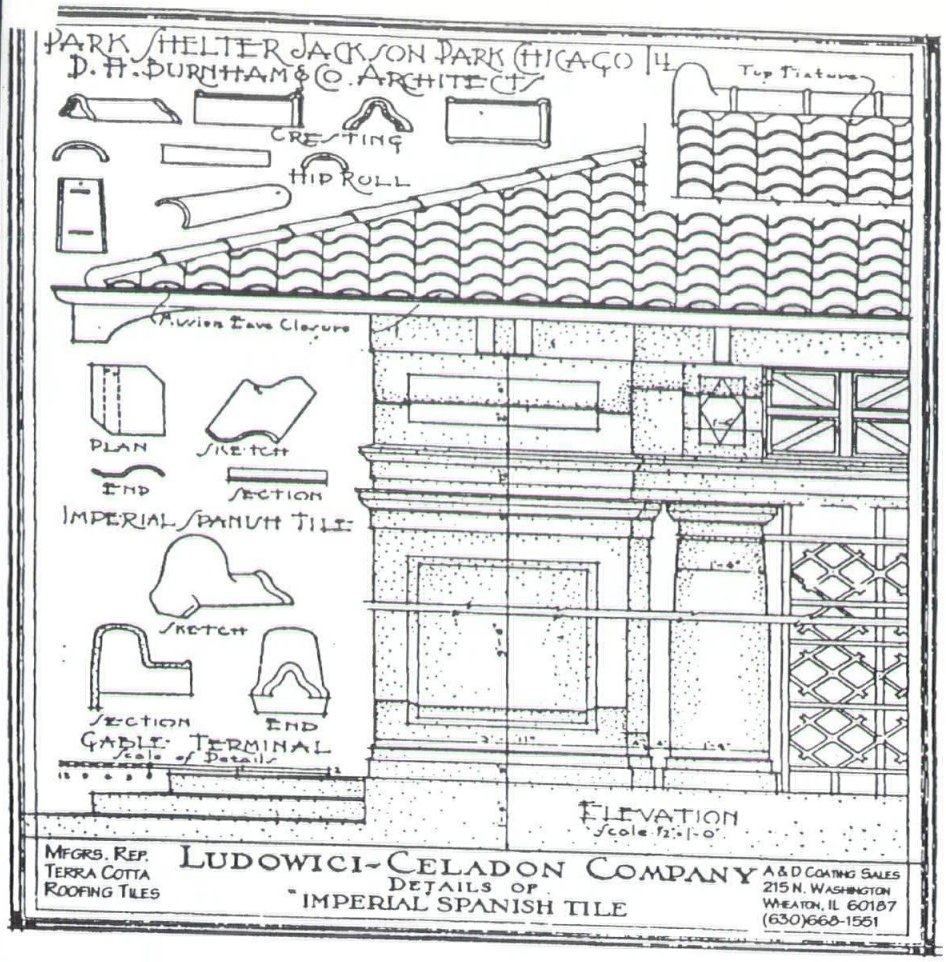
- An expanded dispute resolution process that includes mediation.
- A provision clarifying responsibility for incidental design.
- Inclusion of a mutual waiver of consequential damages provision (a provision that waives the parties' rights to seek indirect damages from one another).
- Inclusion of a termination for convenience clause allowing the owner to terminate the construction contract without cause.
- Clarification of the contractor's responsibility to review the site and the contract documents before commencing work.
- Broader hazardous materials provisions.
- Language permitting assignment of the construction contract to an institutional lender providing financing.
- Clarification of notice procedures during the one-year correction of work period.

B141-1997

- A revised format that makes B141 more adaptable and flexible—it is now two forms: an agreement form (containing initial information, terms and conditions, and compensation) and a services form (containing the architect's scope of services).
- A new section titled "Initial Information" that contains prompting statements for information about project parameters and the project team.
- Provisions on disclosure of conflicts of interest and nondisclosure of confidential client information.
- Revamped provisions dealing with use and ownership of the architect's drawings and documents, including those in electronic form.
- More extensive provisions on termination or suspension of services due to owner nonpayment.
- Addition of mediation prior to arbitration.
- Categorization of services by type or kind not phase.
- More explicit descriptions of services.
- Language handling contractor RFIs.
- Ability to prescribe the number of site visits and inspections.

Note also that, in the future, the Contract Documents Program will be producing other services forms to go with B141-1997 to address the varied practice styles of AIA members. 1997 witnessed many significant developments in the AIA documents line-up, with more to follow. The profession, as we know, is changing, and the AIA Documents are changing with it.

EDITOR: The author is the Associate Councel of the AIA Contract Documents Program. This article first appeared in the November 1997 issue of the AIA Bulletin. *AIA Wisconsin is a full distributor of AIA Contract documents; call 1-800-ARCHITECT.*



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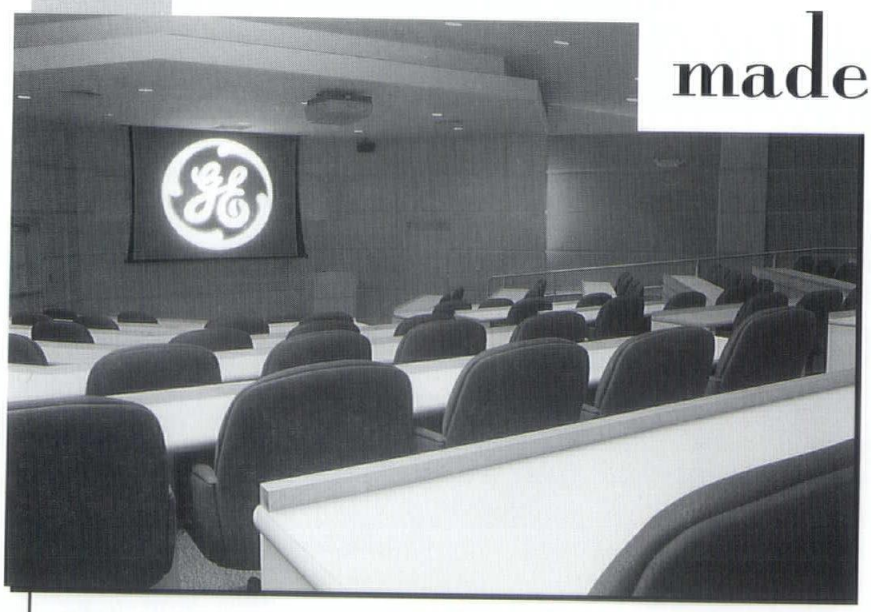

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by Thomas P. Luttig, Assoc. AIA

E-mail & Document Delivery

As computers become more powerful, architects are looking for new ways to use them to increase productivity, reduce operating costs and improve client services. Electronic mail offers some options for accomplishing these objectives.

Today, architects can benefit by using e-mail almost immediately. The accompanying table illustrates some examples of how to put this technology to use.

If you work with consultants outside your office and use CAD for production, imagine being able to keep those consultants up to date when revisions to drawings are required. The larger a project is, more people become involved in the process. Correspondence which is shared among the various parties, in-house or on another continent, can be distributed with just a few mouse clicks by use of e-mail. Anything that can be put in electronic format (e.g. construction bulletins and drawings, memos and schedules) can be sent to others by the use of e-mail.

A benefit of e-mail is the time savings factor. For example, after a weekly progress meeting, you have to send out minutes to all 15 parties involved. You could print a copy, make more copies, address and stamp envelopes, stuff the envelopes and take them to the Post Office for delivery. All this would take you an hour and cost a minimum of $20 for labor and materials. On the other side of the coin, after the minutes are typed on computer, you can send a copy to everyone on your distribution list with one mouse click and a single telephone call. All this would take you about 1 minute and cost about 6¢ for the call. Of course, it will take time to develop a distribution list and you will have a monthly charge for accessing the World Wide Web. However, these costs are reduced significantly depending on the amount of use.

In another example, e-mail can be used for sending drawings and specifications to a reprographics company for printing and distribution to contractors. When the job has to be ready for printing at 5:00 and the owner calls with a change at 4:45, this could be a benefit by allowing modifications right up to the last minute before final printing.

While the examples are simple, they demonstrate the savings that can be achieved by using e-mail instead of more traditional methods of document distribution.

Most architects are familiar with the costs involved in delivering plans, specifications and correspondence over the course of a project. This can become quite a sizable figure by the time of completion.

Once you start to implement the use of e-mail, you will probably notice significant savings in a short time.

Electronic mail is not the proverbial 'silver bullet' to end the communication problems that we sometimes encounter. Some things still just have to be done the old fashioned way. However, after you begin using it and discovering new ways to accomplish old tasks, you might just ask yourself: "Why didn't I start using this before now?"

No matter what the reason, now is as good a time as any to get going. So roll up the sleeves, point, click, type, drag, drop, send and receive. You could even have a little fun doing it.

	3 page letter	24 x 36 drawing	Letter to 15 people
E-mail	$.06 / 5 min.	$. 06 / 10 min.	$. 06/ 5 min.
Postal Service	$.32 / 2 days	$3.77 / 2 days	$4.80 / 2 days
UPS / Fed. Ex.	$3 / 1 day	$3 /1day	$45 / 1 day
Courier Service	$15 / 2 hrs.	$15 / 2 hrs.	$225 / 4 hrs.

Typical shipping/delivery times and charges items based on a 20 mile distance.

EDITOR: The author is with Architects-Engineers, Inc., Madison, and is a member of AIA Wisconsin's Electronic Media and Technology Committee.

Board Notes

At its meeting in October, the AIA Wisconsin Board of Directors reviewed and approved a number of items. The following highlights a few of these:

- **Firm Award** — Approved the recommendations of the Firm Award Committee to establish a new AIA Wisconsin Architectural Firm Award program. The Firm Award is the highest honor that AIA Wisconsin can bestow on a member-owned firm. Its purpose is to recognize an AIA Wisconsin firm for outstanding achievement in the advancement of the profession for a period of at least ten years through significant contributions in one or more important areas of practice. These include architectural design, building technology, education and research, community leadership, public service and awareness and service to the AIA at the local, state or national level. The *Call for Entries* is available from the AIA Wisconsin office. Nominations are due by January 15, 1998. The first Firm Award will be presented at the 1998 AIA Wisconsin Convention on May 5 in Madison.
- **1998 Budget** — Approved the AIA Wisconsin budget for 1998, which requires no increase in state membership dues.
- **Long-Range Planning** — Approved long-range planning report developed during annual two-day retreat in August. The report includes detailed "action plans" for three primary issue areas: *membership retention & recruitment, public awareness* and *community leadership*. As part of the membership action plan, for example, a "Report Card" will be developed to make it easier for members to regularly evaluate and provide feedback on membership services. Members are encouraged to contact AIA Wisconsin Secretary/Treasurer Dan Roarty, AIA, at (920) 713-3464 with any comments or suggestions on programs (e.g. Convention, Fall Workshop), issues (e.g. design/build, sales tax on services) and services (old and new).
- **Distinguished Service** — Approved awarding Milwaukee Mayor John O. Norquist a *Citation for Distinguished Service* to the profession in recognition and appreciation of his efforts to advance architectural awareness in the community. The *Citation* was presented at the Fall Workshop following the Mayor's featured luncheon presentation. Mayor Norquist also has been named as one of the two Public Members on the national AIA Board of Directors.

Mayor Norquist

- **Green Buildings** — Following a presentation by Matthew Tendler, AIA, chair of the Wisconsin Green Building Alliance, the Board of Directors approved AIA Wisconsin becoming a member of the WGBA. Its mission is to promote the development of ecologically sustainable practices within the built environment in Wisconsin. Director-At-Large Jack Fleig, AIA, is exploring the idea of establishing an AIA Wisconsin Committee on the Environment to encourage additional networking opportunities for architects interested in sustainable design and green building issues. If you are interested, contact Jack in La Crosse at (608) 784-1830.
- **Directors-At-Large** — AIA Wisconsin President Jim Gersich, AIA, announced that the membership elected Jack Fleig, AIA, West Salem, Greg Karn, AIA, Verona, and John Peine, AIA, Wauwatosa, to two-year terms as Directors-At-Large. In addition, Elizabeth Cwik, AIA, Madison, was appointed to fill a Director-At-Large vacancy for 1998.
- **Appointments** — Gerald Schwoch, AIA, Madison, was appointed to chair the AIA/AGC Liaison Committee. Michael Gordon, AIA, Madison, and Mark Herr, AIA, Milwaukee, were reappointed to the QBS Committee.

Leadership Workshop

Speakers & Facilitators

This year's Fall Workshop, *Widening the Aperture: Architecture Beyond the Office*, helped members to expand their vision of architecture, assess their personal qualifications for leadership roles and learn how to exercise greater influence outside of the profession.

About 100 members participated in the one-day leadership workshop in Elkhart Lake. Many said they were inspired by the featured presentations by management consultant James Kelly, architect and former U.S. Congressman Dick Swett, AIA, and Milwaukee Mayor John Norquist. Others enjoyed the opportunity to network and discuss community leadership issues with peers. Kelly reviewed the fundamentals of leadership and the traits that leaders have. Mayor Norquist's thought-provoking and entertaining slide presentation reinforced the important community leadership role architects have in shaping the quality of our built environment. Swett highlighted the unique leadership qualities of architects, such as team building, a

Swett, Kennedy & Kelly

constructive and optimistic vocabulary, a wholistic and long-term view, a favorable position in society and problem-solving skills, and encouraged architects to "go out and start changing the world" to make your community a better place to live.

Architects Foundation

At its September meeting, the Wisconsin Architects Foundation Board of Directors approved a budget for the 1997-98 fiscal year totaling $28,000, including $20,955 in educational scholarships and grants.

The WAF Annual Report for fiscal 1996-97 is featured elsewhere in this issue of *Wisconsin Architect*. It includes a listing of contributors to the WAF during the past year.

Your financial support in 1997-98 will help the WAF continue to build a better Wisconsin through architectural education. The WAF Board of Directors encourages you to contribute generously. WAF contributions are tax deductible to the full extent allowed by law.

Please make your check payable to "Wisconsin Architects Foundation" and mail to: WAF, 321 S. Hamilton St., Madison, WI 53703. AIA members also can contribute to the WAF using the optional check-off on your 1998 AIA dues invoice.

Stoner House

WAF President Brian F. Larson, AIA, Eau Claire, reports that nearly $20,000 in contributions and pledges have been received in support of the WAF Stoner House Campaign. This fund-raising campaign was launched to retire the mortgage on the Stoner House in Madison in order to provide an additional $4,800 per year in WAF educational scholarships and grants.

Thanks to the generous contributions received to date, the WAF Board of Directors approved the pre-payment of more than a third of the outstanding Stoner House mortgage!

The following firms, organizations and individuals have contributed to the Stoner House Campaign:

Ayres Associates
Bouril Design Studio
Bowen Williamson Zimmermann, Inc.
Bray Associates
Tom Dowling
Richard J. Griese, AIA
HSR Associates
Hammel Green and Abrahamson, Inc.
Richard R. Johnson, AIA
Mr. & Mrs. Michael Kadow, AIA
David Kahler, FAIA
Kahler Slater
Mortenson, Matzelle & Meldrum, Inc.
Plunkett Raysich Architects
Daniel J. Roarty, AIA
SDS Architects, Inc.
Somerville Associates
Strang, Inc.
the Zimmerman Design Group
AIA Wisconsin

If you haven't done so already, please consider making a pledge in support of the Stoner House Campaign. Pledges can be paid over three years. For more information, please contact the WAF office in the Stoner House at 1-800-ARCHITECT.

Best Block & WAF

Best Block Company, Menomonee Falls, has announced it will contribute a portion of the sale price of its new "Sound Cell" acoustical block to the Wisconsin Architects Foundation's general scholarship fund.

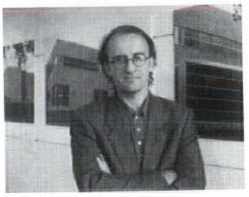
Best Block Company has been a strong and consistent supporter of the WAF. It began years ago when Jack Shepard, a WAF leader, designed "TSA Random." For every unit sold, Best Block contributed a portion of the sale price to WAF. To date, Best Block Company had donated over $44,000 to the WAF.

Kerry VonDross, sales manager of Best Block, said his company was pleased to be able to continue its relationship with the WAF. "Sound Cell" is a new masonry unit designed and manufactured by Best Block Company that offers outstanding sound absorption, a strong aesthetic presentation and structural integrity for interior settings. VonDross also is the Vice President of the WAF Board of Directors. For design and specification information on "Sound Cell," contact Kerry Von Dross at (800) 782-7708.

People & Places

Lawrence J. Schnuck, AIA, Whitefish Bay, has been named a principal of Kahler Slater. A leader of the firm's higher education team, Larry has designed and managed projects throughout the Midwest. Also at Kahler Slater, **Stephen L. Steen, AIA**, Elm Grove, has joined the corporate group and **Allan Krueger, Assoc. AIA**, Sheboygan, has joined the healthcare group. **James J. Miaducky, AIA**, reports he has moved to the Kahler Slater office in Madison, where he can be reached at (608) 283-6300.

The work of **James W. Shields, AIA**, Milwaukee, was recently displayed at the UWM School of Architecture. The exibit was titled: *Civic Pride and Public Purpose: Recent Work of James W. Shields with HGA Architects.*



Daniel J. Meissner, AIA, Appleton, has joined the staff of DLR Group.

Congratulations to Hammel Green and Abrahamson, Inc. on its Great Lakes Office's tenth anniversary.

Lisa L. Kennedy, AIA, Whitefish Bay, received one of three 1997 Outstanding Women of Achievement Awards presented by the YWCA of Greater Milwaukee.

Photographs by **James T. Potter, AIA**, Madison, of the exterior and interior of the State Capitol are featured in the new 1998 *Wisconsin Blue Book*. The *Blue Book* is available from your state legislator and includes everything you ever wanted to know about Wisconsin government. Potter's photographs also are featured in the WAF State Capitol Display, which is availalbe for exhibit throughout the state.

Mark C. Haberman, AIA, Brookfield, has joined Eppstein Uhen Architects as project manager and **Robert V. Norman, Assoc. AIA**, Thiensville, as an architectural technician in the firm's public buildings studio. **G. Charles "Jerry" Bruscato, AIA**, Milwaukee, as a senior project manager and in their public buildings studio.

Edward Johnson, Assoc. AIA, Hartford, has joined McWilliams Burgener Architecture as a project manager. In addition, the firm's historic rehabilitation of the Michelstetter building in Milwaukee will be featured next June on "The American Home" show on Home and Garden Television.

James A. Jensen, AIA, Appleton, died last August in Madrid, Spain, at the age of 70. He worked for the Milwaukee Regional Planning Commission and for six years as Milwaukee County Zoo Architect. He then worked at Schutte, Philips, Mochon Associates prior to becoming a partner of the Fischer, Schutte, Jensen Architectural Firm in Appleton, which merged to become Marathon Engineers-Architects-Planners. After retiring in 1990, Jim enjoyed drawing architectural prints. He is survived by his wife, Joan, three daughters, two sons, four grandchildren and many friends.

Membership Action

Please welcome the following members to AIA Wisconsin:

AIA
David C. Baum, SE
James R. Kimball, SE
Bradley S. Kortbein, NW
Jeffrey L. Kossman, SW
Michael J. McGeen, SE

Associate AIA
Fadi M. Hayek, SW
Aimee F. Mosesson, SE
William A. Simpson, SW
Debra R. Zins, SE

Professional Affiliate
Jennifer L. Donato, SW
Shane Olson, SW

Students
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Jeff Ashwell, NW
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Matt Bartels, NW
Ronette Berger, NW
Kari Bisson, NW
Connie Breeggemann, NW
Troy Broker, NW
Jason Brooks, NW
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Michelle Downs, SE
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Scott Pollock, SE
Ryan Schulze, SE
Bradley Schumacher, SE
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Ryan Sommers, SE
Jonathon Synovic, SE
Christine Symchych, SE
Audrey Thomas, NW
Matthew Trzebiatowski, SE
Michael Tumminello, SE
Heather Urban, SE
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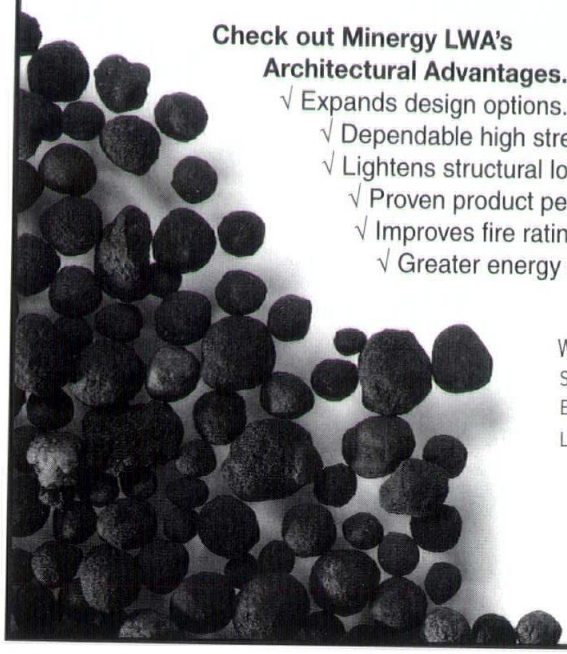

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